

LAND USE AND ZONING COMMITTEE

Minutes August 24, 2006

The Land Use and Zoning Committee hereby find and determine that all formal actions were taken in an open meeting and that all deliberations of the Land Use and Zoning Committee, which resulted in formal action, were taken in a meeting open to the general public, in full compliance with applicable legal requirements of Section 121.22 of the Ohio Revised Code.

The meeting was called to order at 7:00 p.m.

The following members were present: Messrs. Haycox, Hazel, Morse, Welch, Terriaco, and Messes. Ross, Diak and Garland. Staff: David Radachy

Leroy Township District Change 6.25 Acres B-1 to R.

Staff stated this district change was in Leroy Township. It is a portion of the parcel that is being requested to be changed. It is the front 500 feet of the property. Staff explained that Leroy Township had asked for the change with the blessings of the owner. Mr. Welch asked why the Township had asked. Staff stated that this was because this change was part of the comprehensive plan.

Staff showed the location of the site, which was on the south side of State Route 86, east of Mildon Drive. Staff also showed the zoning map of the site and told the committee that the front half of the land is zoned B-1 Commercial. Mr. Morse asked if there was a house on the property and staff showed the air photo and stated yes there was on a house on the property.

Staff recommended that the district change be made, it is in conformance with the 2005 Comprehensive Plan and it was requested by the Township with the blessing of the owner.

Mr. Welch made a motion to recommend the district change.

Mr. Morse seconded the motion.

All voted "Aye".

Motion passed.

Concord Township District Change Split Zoning R-1/B-1 to R-3

Staff showed the location of the site, which is on the west side of Johnnycake Ridge Road, State Route 84. Staff stated that this was the section of road where it has two bends in the road. The site was south of St. Gabriel's Church and north of the Borlin site that we saw and recommended approval on last year. Staff then showed the zoning map of the area and an air photo of the site.

Staff then showed how the setbacks and the buffering would affect this site. Staff stated that Section 17.07 D requires a 50-foot buffer between R-1 and R-3 and Section 17.07 A requires the sideline clearance of 30 feet to start at the edge of the buffer. This would require 80 feet to be left clear or in buffers for land that is adjacent to R-1. Staff showed a picture of the site that did not have much buildable area left after the buffers and setbacks were taken into consideration. The owners would need variances to build on the site.

Staff made a recommendation not make the change. The district change does not conform to the 2005 Concord Comprehensive Plan of wanting 8/92% split between commercial and residential uses. This district change would eliminate some commercial land.

Section 17.07 D requires a 50-foot buffer between R-1 and R-3 and Section 17.07 A requires the sideline clearance of 30 feet to start at the edge of the buffer. This would require 80 feet to be left clear or in buffers for land that is adjacent to R-1. This would not be buildable without variances as R-3 because most of the site would be taken up with buffers or sideline clearances.

Mr. Hazel made a motion to recommend the district change not be made.
Mr. Haycox seconded the motion.

All voted "Aye".

Motion passed.

Mr. Morse made a motion to adjourn.
Mr. Welch seconded.

All voted "Aye".

Motion passed.

Meeting ended at 7:10 PM.